

ZONING AND ADJUSTMENT BOARD

May 15, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, May 15, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Dossie Singleton, Dale Nichols, Marge Thies, Ron Berry, and Richard Cole Jr. Rusty Mask, James Sutton, Frank Topping, Evan Merritt, Todd Brown, and Frank Szczepanski were absent. Dave Davis - Zoning and Adjustment Board Attorney, Sandy Cassels – Secretary, and Roberta Rogers – Director of Planning & Development were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Ms. Thies made a motion to approve the minutes from the May 1, 2006, meeting. Mr. Singleton seconded the motion and the motion carried.

R2006-0033

Paula Ramphal & Virjannad Satram

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Mr. Cole made a motion to remove this application from the table. Ms. Thies seconded the motion and the motion carried.

No one was present for the applicant.

Mr. Nichols made a motion to re-table this application until the end of the meeting. Mr. Berry seconded the motion and the motion carried.

T2006-0018

Joyce & Frank Isaacs

Joyce & Frank Isaacs, applicants, were present and requesting a Renewal of a Temporary Use Permit for three (3) years for a care receiver's residence. There were four (4) notices sent. Of the four (4) notices sent, three (3) were received in favor and none were received in objection. There were no objections from the audience. Mr. Cole asked Mrs. Isaacs who is in need of care. Mrs. Isaacs stated her mother is the person who receives the care.

Mr. Nichols made a motion to approve the Renewal of a Temporary Use Permit for three (3) years for a care receiver's residence. Mr. Cole seconded the motion and the motion carried.

SS2006-0014

Vickie Pate & Jerry Scott

G.O. Parrott, representative for the applicant, was present and requesting a Small Scale Land Use Change on 1.5 acres MOL from Commercial to Low Density Residential. There were five (5) notices sent, of the five (5) notices sent, none were returned in favor or objection. There were no objections from the audience. Ms. Thies had concerns regarding the commercial area on the property. Mr. Parrott explained the property has a current commercial land use. The structure will be used for a low intensity commercial use.

Mr. Nichols made a motion to recommend approval of this Small Scale Land Use Change to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0041

Vickie Pate & Jerry Scott

G.O. Parrott, representative for the applicant, was present and requesting a rezoning of 2 acres MOL from RR1 to R2C and CN. There were five (5) notices sent. Of the five (5) notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Nichols made a motion to recommend approval to rezone 2 acres MOL from RR1 to R2C and CN to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0034

Alan & Donna Lester

Alan & Donna Lester, applicants, were present and requesting a rezoning of 4 acres MOL from RR5, R4M, & A1 to RR1C. There were six (6) notices sent. Of the six (6) notices sent, one was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mr. Lester their plans for the property. Mr. Lester explained they wanted to put a mobile home on the property. Mr. Nichols made the motion to recommend approval to the Board of County Commissioners to rezone 4 acres MOL from RR5, R4M, & A1 to RR1C. Mr. Cole seconded the motion and the motion carried.

R2006-0035

Robert & Eloise Williams

Robert & Eloise Williams, applicants, were present and requesting a rezoning of 4.8 acres MOL from A5 to RR1C to complete a lineal transfer. There were eight (8) notices sent. Of the eight (8) notices sent, one was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mr. Williams who would receive the lineal transfer. Mr. Williams stated the lineal transfer would be to his daughter. Mr. Davis asked if the daughter needed to be present to sign the application since the deed states "Robert E. Williams and Eloise Williams, husband and wife, and Dawn W. Duffy, as joint tenants with rights of survivorship". Mrs. Rogers explained the application is filed out and signed prior to the deed being recorded, so at the time of the application, the owners were only Mr. & Mrs. Williams. Mrs. Rogers asked Mr. & Mrs. Williams if it would be possible to change the way the land is deeded to the daughter since the whole piece she is being deeded is in Flood Zone A. Mrs. Williams stated they have their house and accessory structures on the parcel they are keeping so they can't change the way the property is deeded.

Mr. Nichols made a motion to recommend approval to the Board of County Commissioners to rezone 4.8 acres MOL from A5 to RR1C to complete a lineal transfer. Mr. Cole seconded the motion and the motion carried.

R2006-0037

Daisy Grady

Daisy Grady, applicant, was present and requesting a rezoning of 1 acre MOL from an illegal A5 to RR1 to correct the zoning on the property. There were five (5) notices sent. Of the five (5) notices sent, none were returned in favor or objection. Mr. Nichols asked Mrs. Rogers if something were to happen to the mobile home on the property if Mrs. Grady would be allowed to replace it with a Class "B" mobile home again. Mrs. Rogers stated she would.

Mr. Nichols made the motion to recommend approval to the Board of County Commissioners to rezone 1 acre MOL from an illegal A5 to RR1 to correct the zoning classification. Mr. Cole seconded the motion and the motion carried.

R2006-0038

Steve & Laura Jones

Steve & Laura Jones, applicants, were present and requesting a rezoning of 1.37 acres MOL from an illegal A5 to RR1C to correct the zoning on the property. There were four (4) notices sent. Of the four (4) notices sent, none were returned in favor or objection.

Mr. Nichols made a motion to recommend approval to the Board of County Commissioners to rezone 1.37 acres MOL from an illegal A5 to RR1C to correct the zoning classification. Mr. Cole seconded the motion and the motion carried.

R2006-0039

Dorothy Mae Hughes, Life Estate

Michael Perham, representative for the applicant, was present and requesting a rezoning of 1.5 acres MOL from an illegal A5 & RR5 to RR1C to correct the zoning. There were eight (8) notices sent. Of the eight (8) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience.

Mr. Nichols made a motion to recommend approval to the Board of County Commissioners to rezone 1.5 acres MOL from an illegal A5 & RR5 to RR1C to correct the zoning classification. Mr. Cole seconded the motion and the motion carried.

R2006-0040

Dale Croft

Dale Croft, applicant, was present and requesting a rezoning of 3 acres MOL from an illegal A5 & RR1 to RR1 to correct the zoning. There were four (4) notices sent. Of the four (4) notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Nichols made a motion to recommend approval to the Board of County Commissioners to rezone 3 acres MOL from an illegal A5 & RR1 to RR1 to correct the zoning classification. Mr. Cole seconded the motion and the motion carried

DR12006-0002

The Villages of Lake-Sumter

Jack Sullivan & Marty Dzuro, representatives for the applicant, were present and requesting transmittal to the Department of Community Affairs (DCA) of a Comprehensive Plan Amendment land use change. The request would change the property from Agricultural, High Density, and Rural Residential to Mixed Use, and changes to the Master Plan are also requested on 84.5 acres MOL. Mr. Sullivan stated some of the property would be changed from retail space to office space. Mr. Nichols asked if this would be medical office space. Mr. Sullivan stated it will be office space of different varieties. Mr. Sullivan also stated there would be additional space for churches and schools. The Lake Deaton Town Center will be relocated closer to Wildwood where the area would have greater benefits. Mrs. Rogers asked Mr. Sullivan how traffic in the Wildwood area might be impacted. Mr. Sullivan stated this would create a positive traffic impact.

Mr. Nichols made a motion to recommend transmission to the DCA on 84.5 acres MOL. Mr. Cole seconded the motion and the motion carried.

R2006-0033

Paula Ramphal & Virjannad Satram

Paula Ramphal & Virjannad Satram

Mr. Cole made a motion to remove this application from the table. Mr. Nichols seconded the motion and the motion carried.

No one was present for the applicant.

Mr. Nichols made a motion to recommend denial of this application to the Board of County Commissioners due to lack of representation. Mr. Cole seconded the motion and the motion carried.

Mr. Berry made a motion to adjourn the meeting at 7:20 pm. Mr. Singleton seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board